

# Estate

295 Acres, Madison County Land!

To be sold in 3 Parcels

# Auction

"We Sell it the Day You Need it Sold!"



**Saturday, March 3, 2018**  
**12:30 p.m.**



**2498 Carver Road • Winterset, Iowa**

**From the Southwest corner of Winterset:**

**Take Highway #169 south 1 3/4 miles to Carver Road, then travel 1 1/2 miles on Carver Road to 2498.**

## Parcel #1~ Home & 155 Acres m/l

Offering this stately 4 bedroom 2 story home with 3846 sq. Ft. Living area! 13 rooms including Great Room with 2 story Stone fireplace! Cherry flooring, cabinetry and bannisters! All Built In appliances! Central Vac. Geo Thermal Heat & Central air. Gas Back up power generator

Outbuildings include:

60' x 24' steel Building w/ concrete floor, loft & tack room!

54' x 27' steel Morton building w/concrete floor

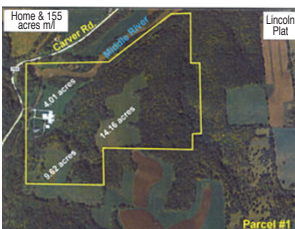
54' x 75' steel Morton building w/concrete floor

Paddocks and acreage is surrounded by Traditional Ranch Rail white vinyl fencing! **Call for your private showing!**



## Land included in sale of Home:

155 acres m/l combination timber and tillable land with access to Middle River! FSA shows approx. 28 acres cropland, currently grass hay. Balance in timber and building site.



**Real Estate Taxes:** \$ 8,249.30

**Additional pictures [www.daughertyauction.com](http://www.daughertyauction.com)**

## Parcel #2~ 84.58 Acres M/l located just north of Parcel #1

Offering 84.58 acres more or less located on both sides of Carver Road and bordering Middle River! FSA shows 58.7 acres cropland. Balance in timber.

**Predominate soil types on cropland:** Clinton Silt loam & Ladoga silt loam

**Real Estate Taxes:** \$ \$ 1,213.12



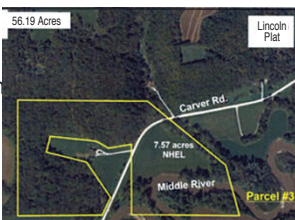
## Parcel #3~ 56.19 Acres m/l located just north of Parcel #2

Offering 56.19 acres m/l located on both sides of Carver Road and bordering Middle River. FSA shows 7.57 acres cropland. Balance in timber & river.

**Predominate soil types on cropland:** Nevin Silty Clay loam

**CSR2 Rating on Tillable land:** 94

**Real Estate Taxes:** \$ 514.70



**Terms of Sale:** Cash, 10% down payment day of auction with balance due at closing or As-Is condition with NO Contingencies. Possession at closing. Call for Showing!

## The Estate of Lanny Wenck

**Daugherty Auction & Real Estate Services, LLC.**

*Chad Daugherty ~ Owner/Auctioneer*

*Kelly Daugherty ~ Auctioneer*

*North River Realty~Broker*

**Flander Rosien, P.C.~Jane Rosien, Closing Attorney for Estate, 515-462-4912**

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**See Us on the Web at [www.daughertyauction.com](http://www.daughertyauction.com)**

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